

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, June 21, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

\* \* \* \* \*

Present: Ms. Charlton, Barness; Messrs. Bragg, Mitch, Rosatone, Stuber & Zagorski

Absent: Ms. Egley, Mr. Farmer

Staff: Lance Grable Executive Director Office of Planning and Redevelopment  
Joseph C. West Planning Director  
Frank Vescio Planning Assistant/GIS Coordinator

Solicitor: Attorney Sam Orr

Guests: Dan Distler, of BC Conservation District, Lance Grable, Redevelopment Authority of Beaver County, Joe Minitte (External Relation Manager), Jason Echart (Lead Electrical Engineer), Shannon Debes (Community Liaison) all of Shell Chemical Appalachia. (Members of Shell Chemical Appalachia left the meeting after their presentation at 1:00pm).

### **Approval of previous meeting minutes**

A motion was made by Mr. Bragg and seconded by Mr. Zagorski to approve the minutes of the May 17, 2016 meeting. Motion carried unanimously.

Mr. Rosatone asked if there was a motion to amend the current agenda to allow the guests from Shell Corporation, who were present at the meeting to give their presentation. A motion was made by Mr. Mitch and seconded by Ms. Barness to amend the agenda and let the guests from Shell Corporation speak. Motion carried unanimously. Mr. Minitte from Shell explained that the exhibits that were being passed around showed 80 permanent mass lights that would be placed at the project site. Mr. Minitte also showed visual representation, by way of a picture projection, the difference in what the original proposed lighting would have looked like compared to the new LED downward facing design. Mr. Bragg and Mr. Mitch both shared their concerns with how the lighting could negatively affect the neighbors of the project site. Mr. Minitte explained that the lighting not as intrusive to the project site neighbors because they are LED and further explained that because of the distance of the neighbors from the project site he does not believe the lighting will have a negative impact.

At this time Mr. Rosatone asked if there was a motion to approve the Shell Lighting Plan LD. A motion was made by Mr. Mitch and seconded by Ms. Bragg to approve the Shell Lighting Plan LD. Motion carried unanimously.

At this time Mr. Rosatone asked if there was a motion to approve the Potter Township Zoning Ordinance as it relates to the Shell site. A motion was made by Ms. Charlton and seconded by Mr. Zagorski to approve the Potter Township Zoning Ordinance as it relates to the Shell site. Motion carried unanimously.

### **OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) – Nothing to report. Floodplain – In the process of downloading the August FEMA pdf maps. Ohio River Trail (ORT) – The ORT folks attended the 5-18-16 EPA Brownfields Coalition Assessment Grant meeting. Beaver County Comp Rec Plan – Joe attended the 5-11-16 Steering committee meeting to discuss and review this plan. EPA Brownfields Coalition Assessment Grant – Joe emailed Sean Garrigan requesting that he attend the 6-21-16 BCPC meeting to discuss this project but Sean was unfortunately unable to attend that meeting and set up a meeting on June 8-9. Joe & Lance Grable, Exec. Director of RABC met with Aliquippa and SGA Consultants to discuss setting up a strategy for starting & completing the Phase 1 of potential site. On 6-9-16 Joe attended a meeting at Midland Boro to discuss starting Phase 1 and picking a potential site. On 6-9-16, Jill Gaito of Gaito & Assoc. did a presentation for the BCPC Board & the BOC (Ricardo Luckow, Fiscal Manager) pertaining to Brownfield site (see attached). GIS Update – The Baker Contract will expire in July and should be renewed. Frank V. finished his intermediate GIS class. Appalachian Regional Commission (ARC) – Joe attended the 6-10-16 meeting concerning the following projects: Community Healthcare in Indiana County, Industrial Park Road Improvement Project (Menallen Twp – Fayette County), Schaeffer Intermediate School Renovation Project (Allegheny County) Mr. Stuber explained that he is involved with this project. He further explained that the project is to renovate and prepare the school recently purchased to be used for the plumbing program/school that is used by residents of multiple communities and counties. Be Local Mobile App & Mobile Farm Market (Fayette County), Ruff Creek Sanitary Sewage Project at Interchange of I79 (Greene County). Freight Plan – Nothing to report. BC Hazardous Mitigation Update – Nothing to report. MS4 – Joe attended the MS4 Permit Management Workshop on 5-19-16. Discussed the MS4 Process. BC has five MS4 areas (outfalls). Beaver County Comp Plan Update – Since it's mid-2016, we should start pursuing funds in order to update the Comp Plan by 2020. Ohio River Regional Partnership – Joe attended the 5-18-16 meeting of this newly formed coalition of municipalities working to protect surface and ground water from contamination. Frank V. attended the Creswell Water Auth. Meeting on 6-10-16 regarding a source water protection protection information session for local officials. Transportation – On 6-2-16, Joe & Frank V attended a public meeting pertaining to SPC 2017-2020 Transportation Improvement Program (TIP). Due to the development of the Cracker Plant, Joe suggested that Pleasant Drive be considered in the future for an update. CCBC Housing – On 5-31-16, Joe attended a Brainstorming meeting in the President's Conference Room at CCBC to discuss the design and construction of a Student Residual development. Dan Distler – Update on Shell Petrochemical Plant – Mr. Distler had nothing substantial to report regarding the Shell Petrochemical Plant but noted that he would be giving a presentation on Floodplain Management in the months of October, November, December and that he would inform the Board of the dates when they become available. Mr. Distler then left the meeting at approximately 1:15pm.

**NEW BUSINESS**  
**Development**

**Subdivisions for Review and Report (Major)**

Aspen Fields Phase IV	Woodward Plan	Sedlacek-Rowan Pl	Fitzgerald/Barker Plan
Brighton Twp 36 Lots	Chippewa Twp 3 Lots	Monaca Boro 3 Lots	South Beaver Twp 3 Lots

After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Subdivisions for Review and Report (Minor)**

Beverly Jack Plan	Madeja Plan	Marnhout Pl #2	Zlatovich Plan
Economy Boro	Greene Twp	Hanover Twp	Ohioville Boro

**Proposed Land Developments**

Darlington Twp – PTV Darlington Dollar General Store LD – plans for a 9,100 sf building on SR. 0051 Constitution Blvd.

Potter Twp – Shell Lighting Plan LD – plans for the lighting of the Shell Site.

After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

Ambridge Boro and Potter Twp & Rochester Township - After staff's review, a motion was made by Ms. Barness and seconded by Ms. Charlton to accept staff comments and forward to the applicants. Motion carried unanimously.

**Proposed Sewage Facilities Planning Modules – Act 537 Reviews**

Brighton Twp – William Lilly Small Flow Treatment Facility, Hopewell/Aliquippa/Center – Betters Warehouse & Laydown Yard LD.

North Sewickley Twp – D.L. Kriberney Subdivision - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Zagorski to accept staff comments and forward to the applicants. Motion carried unanimously.

**Proposed Agricultural Security Area Review –**

Daugherty Twp – After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Zagorski to accept staff comments and forward to the applicant. Motion carried unanimously.

**Notifications**

**Air Quality Permits**

Hopewell Twp – Five Points Veterinary Clinic – Permit for their Matthews IEB-20 natural gas fired animal crematory.

**Encroachment Permits**

Aliquippa City – Aliquippa Mun Water Auth – Permit for the J&L Tunnel Pipe Replacement Project.

Beaver Falls City – PennDOT – Permit for the SR 588, Section B18 Project.

Brighton Twp – William L. Lilly – Permit for the Lilly Small Flow Treatment Facility Project.

Center Twp – PennDOT – Permit for the SR 3002, Sec B01 Landslide Remediation Project.

North Sewickley Twp – PennDOT – Permit for the SR 1005, Chapel Drive Project.

Shippingport Boro – FirstEnergy Generation – Permit for the Bruce Mansfield New Barge Anchor Systems Project.

South Beaver Twp – PennDOT – Permit for the SR 168-B16 Salem Church Rd Bridge Replacement Project.

**NPDES Permits**

Brighton Twp – William L. Lilly – Permit for the Lilly Small Flow Treatment Facility Project.

Center Twp – Community College of BC - Permit for the Campus Updates and Maintenance Project.

Greene Twp - South Side Area School District – Renewal of NPDES Permit No. PA-0203696.

Marion Twp – Honeywell Electronic Materials Inc. – Reissuance of NPDES Permit for their facility located in Fombell, PA.

**Solid Waste Permits**

Greene Twp – FirstEnergy – Little Blue Run Disposal Impoundment – First Quarter 2016 Quarterly Report.

Hopewell Twp – Bet-Tech International, Inc. – Permit for the Blacks Run Site Secure Landfill.

**Water Quality Management Permit**

Brighton Twp – William L. Lilly – Permit for the Lilly Small Flow Treatment Facility Project.

**Other**

5-9-16 General Permit Application – FirstEnergy Generation, LLC – Bruce Mansfield Plant – Shippingport Boro

5-10-16 News Release – BC Bridge Project meeting – 5-24-16, 3 – 6 pm at Microtel Inn & Suites by Wyndham in Beaver Falls

5-12-16 PA DEP letter – Brunner Landfill Salvage Area Relocation – Technical Review – New Sewickley Twp

5-17-16 PA DEP letter – Horsehead Residual Waste Landfill – Potter Twp – Technical Review – Closure Plan Modification

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- PennDOT – SR 3002, Sec. B01 landslide remediation project – Center Twp & encroachment permit (R)
- FirstEnergy Generation, LLC – Bruce Mansfield New Barge Anchor Systems Project & encroachment permit (R)
- PennDOT – SR 168-B16 Salem Church Rd Bridge Replacement Project – So Bvr Twp & encroachment permit (R)
- William L. Lilly – Lilly Small Flow Treatment Facility – Brighton Twp & NPDES permit (R)
- Community College of BC – Updates & Maintenance Project – Center Twp & NPDES permit (R)
- PennDOT – SR 588, Section B18 Project – Beaver Falls City & encroachment permit (A)
- PennDOT – SR 1005, Chapel Drive Project – North Sewickley Twp & encroachment permit (A)
- Mun Water Auth of Aliquippa – J & L Tunnel Pipe Replacement project – Aliquippa City & encroachment permit (A)
- BC FY 2016 CDBG Program 2016 funded projects – Aliquippa Manhole Drain & Repairs & Midland Mun Auth Water Intake (A)

A motion was made by Ms. Barnes and seconded by Mr. Zagorski to accept/ratify the above letter and the motion carried unanimously.

**Miscellaneous/Informational**

Mr. West informed that Board that, as requested, he pulled the zoning requirements for parking for multiple municipalities and found that each municipality has individual zoning requirements for parking.

**Adjournment**

There being no further business, Mr. Mitch made the motion to adjourn and Ms. Charlton seconded. Motion carried unanimously and the meeting was adjourned.